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MORNING PAPERS: WEDNESDAY, 25th MARCH, 1936.

EVENING PAPERS: WEDNESDAY, 25th MARCH, 1936.

CENSUS OF THE COMMONWEALTH OF AUSTRALIA - 30TH JUNE, 1933.

SUMMARY RELATING TO DWELLINGS IN THE COMMONWEALTH OF AUSTRALIA.

The Commonwealth Statistician has made available Census Bulletin No.23, containing a summary of the preliminary analysis of the particulars collected concerning Dwellings in Australia at the Census of the 30th June, 1933.

The great majority of the questions on the Census Schedule related to the individual members of the household, but other important questions referred to the dwellings in which the people were living at the date of the Census. From the replies to these questions much valuable information has been tabulated concerning housing conditions. This subject is of the greatest importance in its bearing on the welfare of the people, and the results are of great utility for administrative and sociological purposes.

The Bulletin shows in tabular form the summarized results relating to the numbers and classes of dwellings in the metropolitan, provincial and rural divisions of the Commonwealth. Occupied private dwellings are classified according to the materials of which the outer walls were built; the number of rooms; number of inmates; number sleeping out; nature of occupancy; and the rent per week. In addition particulars are published as to the number and average weekly rent of dwellings consisting of 3 to 6 rooms, with walls of wood, brick or stone occupied by tenants in urban and rural areas in the Commonwealth.

For Census purposes a dwelling is the habitation of a family group, whether this comprises the whole of any building or only part thereof. Where two or more separate buildings in one place are used by a single family for dwelling purposes, the whole is regarded as one dwelling. On the other hand, where a building is subdivided into tenements or flats which are occupied as separate units, each unit is counted as a dwelling. A flat has been defined as a room or suite of rooms which was designed, or has been adapted, to be occupied as a separate domicile.

STATE SUMMARY: In the first table a comparative summary is given for each State and Territory in the Commonwealth. The average number of persons per square mile in Australia at the 1933 Census was 2.22. Victoria had the greatest density of population of the States, with 20.69 persons per square mile, followed by Tasmania 8.66; New South Wales 8.39; South Australia 1.52; Queensland 1.41; and Western Australia with 0.45 persons per square mile.

At the 30th June, 1933 there were 1,618,500 dwellings in the Commonwealth housing a total population of 6,629,839 persons. The average number of dwellings per square mile was approximately one-fourth the average population per square mile in each State.

TROPICAL AND NON-TROPICAL SECTIONS. A comparison is also shown of the dwelling particulars tabulated for the tropical and non-tropical sections of Australia. The average density of population in the tropics was only 0.22 persons per square mile as compared with 3.50 persons per square mile in the non-tropical section.

At the 1933 Census the average number of inmates per room in private dwellings in the tropical area was 0.93 persons; being the same average as at the 1921 Census. The average number of inmates per room in the rest of Australia, however, has decreased from 0.89 to 0.81 persons per room.

The average number of persons sleeping out per dwelling in the tropics was 0.42 and was more than double the average of 0.17 for the non-tropical section.

Although the average rent of 15/4 per week for private dwellings in the tropical area was lower than the average rent of 17/7 per week in the non-tropical section, yet the increase during the intercensal period to the rent of dwellings in the tropics was three times that of the non-tropical section.

AREA AND POPULATION OF URBAN AND RURAL DIVISIONS: Since the 1921 Census the metropolitan areas of the Commonwealth have been extended by 264 square miles, or 26.5 per cent., and now comprise 1,262 square miles. During the same period the population of the metropolitan areas increased by 32.9 per cent. with the result that the density of population of those areas at the 30th June 1933, was 2,461 persons per square mile, as compared with 2,343 persons at the previous Census. The density of population of the urban provincial sections has increased during the intercensal period from 285 to 363 persons per square mile, and that of the rural area from 0.68 to 0.80 persons per square mile. The average density for the whole of Australia at the 1933 Census was 2.22 persons per square mile, as compared with 1.82 persons at the 1921 Census, and 1.49 persons at the 1911 Census. Since the 1921 Census the density of the metropolitan areas has increased by 5 per cent., that of the provincial sections by 27 per cent; and the rural areas by 18 per cent.

NUMBER OF DWELLINGS: The Census definition of a dwelling includes private houses, tenements, flats, hotels, boarding houses, hospitals, other institutions, and any other structure used for the purpose of human habitation. Of the total of 1,618,500 dwellings in Australia at the 30th June 1933, 1,547,376 were occupied at the date of the Census; 68,772 were un-occupied; and in addition 2,352 were in course of construction.

Since the 1921 Census, the number of dwellings in Australia including those being built, has been increased by 407,714, or 33.7 per cent, which is a much higher rate of increase than that of 22.0 per cent. for the population during the same period. The highest percentage of increase in the number of dwellings in any State was recorded in Western Australia, 39.9 per cent. (31.9); followed by New South Wales 38.5 per cent. (23.8); Queensland 35.0 per cent. (25.3); Victoria 29.9 per cent. (19.9); South Australia 28.1 per cent. (17.3); and Tasmania 12.2 per cent. (6.5). The corresponding percentages of increase in the population of each State during the intercensal period are shown in parentheses. It will be seen that in every State the percentage increase of the number of dwellings was much greater than the percentage increase of population during the same period. The average percentage increase of the number of dwellings in the Commonwealth was one and a half times the increase of the population. The number of dwellings in the metropolitan areas increased by 247,891, or 48.7 per cent. to a total of 757,346; those in the provincial sections by 39,439, or 17.3 per cent. to 267,838; and in the rural areas by 120,384, or 25.5 per cent., to 593,316.

At the previous Census there was one private dwelling for every 4.9 persons in Australia but at the 30th June, 1933 this ratio had increased to one dwelling for every 4.4 persons. During the intercensal period there was an increase of one dwelling for every additional 3 persons. A more informative comparison as to housing conditions can be made, however, on the basis of the average number of dwellings per family unit. Since the 1921 Census the average of 115 dwellings for every 100 families, has increased to 119 dwellings at the 1933 Census as the result of an addition during the intercensal period of 131 dwellings for every additional 100 family units. For the purpose of this comparison the number of family units has been limited to those in which both husband and wife were living at the time of the Census.

In New South Wales and South Australia the increase in the number of dwellings was above the average for the Commonwealth, but in

/Victoria

Victoria, Queensland, Western Australia and Tasmania the increase was less than the general average.

At the 30th June 1933 the number of dwellings per square mile in the metropolitan areas of the Commonwealth was 600 (511) in the provincial sections 86 (63); and in the rural areas 0.20 (0.16). The figures shown in parentheses are those at the previous Census. In the provincial areas the rate of increase in the number of dwellings was greater than in either the rural or metropolitan areas.

The number of un-occupied dwellings in Australia increased by 17,609 to a total of 68,772, and represented 4.2 per cent. of the total dwellings in the Commonwealth; being the same percentage as at the 1921 Census. As that Census was taken in the month of April and the 1933 Census during June, it would have been expected that many dwellings which were occupied for holiday purposes at the earlier Census would not be occupied during the latter mid-winter month. However, although there was a higher percentage of unoccupied houses in the metropolitan area at the 30th June 1933 than at the previous Census; the percentage unoccupied having increased from 2.8 to 3.2 per cent., yet the percentage unoccupied in the extra-metropolitan areas had scarcely altered, being 5.2 per cent. as compared with 5.3 per cent. at the previous Census.

At the 1933 Census only 976 dwellings were being built in the metropolitan areas as compared with 4,162 at the previous Census. In the extra-metropolitan areas also there was a decrease from 2,176 to 1,376 in the number of houses being built.

CLASS OF DWELLING: As previously indicated, the dwellings in which the people are housed comprise private houses, tenements, flats, hotels, boarding houses, charitable institutions, etc. It is desirable when considering the question of housing to exclude those forms of accommodation which do not represent the normal housing conditions associated with family life, and for that reason the statistics which have been tabulated from the Census returns, and published in this Bulletin, mainly concern families which occupied private dwellings only i.e. private houses, tenements and flats. This information has been analysed in considerable detail.

At the 1933 Census 1,509,671, or 97.6 per cent. of the total occupied dwellings in Australia, were private dwellings, as compared with 1,107,010, or 96.0 per cent., at the previous Census. During the intercensal period the number of private dwellings in the Commonwealth increased by 402,661, or 36.4 per cent; those in the metropolitan areas increased by 244,993, or 52.4 per cent; the urban provincial by 41,804, or 20.1 per cent.; and in the rural areas by 115,864, or 26.9 per cent.

Of the 1,509,671 occupied private dwellings in Australia at the 30th June, 1933, 1,434,519, or 95.0 per cent. (96.5), were private houses, and 75,152 or 5.0 per cent. (3.5), were tenements or flats. The corresponding percentages for the 1921 Census are shown in parentheses. Since the previous Census the number of private houses in Australia increased by 365,912, or 34 per cent.; and the tenements and flats by 36,749, or 96 per cent.

Since the 1921 Census the number of private houses in Western Australia has increased by 41.0 per cent; in New South Wales 37.1 per cent.; Queensland 35.2 per cent.; South Australia 32.3 per cent.; Victoria 31.3 per cent; and in Tasmania by 15.3 per cent. In every State excepting New South Wales the percentage increase of private houses was greater than the percentage increase of all dwellings. The highest percentage increase in the number of tenements and flats was recorded in Queensland and Western Australia which each showed an increase of 164 per cent. during the intercensal period, followed by New South Wales, 133 per cent.; Victoria, 64 per cent.; & Tasmania, 18 per cent. In South Australia, however, there was a decrease of 4 per cent. in the number of tenements and flats.

/In the metropolitan

In the metropolitan areas, the private houses increased by 211,046, or 48 per cent., and the tenements and flats by 33,947 or 122 per cent., as compared with an increase of 32.9 per cent. in the population and of 39.5 per cent. in the number of married persons in the same area during the same period of 12¼ years. The large percentage increase in the number of private houses and the even greater increase in the number of flats are particularly outstanding. Of the total increase in the number of tenements and flats 92 per cent. has occurred in the metropolitan sections of the Commonwealth with the result that at the 1933 Census 82.2 per cent. of the tenements and flats were located in the metropolitan areas as compared with 72.4 per cent. at the previous Census. At the 1933 Census 5.4 per cent. of the population of the metropolitan areas of the Commonwealth were residing in tenements or flats as compared with 3.9 at the 1921 Census.

In comparison with the previous intercensal period there has been a slackening in the rate of increase of population and an acceleration in the construction of dwellings corresponding somewhat to the rate of increase in the number of family units.

Particulars are not yet available concerning the conjugal condition of householders at the 1933 Census. At the previous Census, however, 78 per cent. of the householders in Australia were married, and 10.5 per cent. widowed. There were 99 occupied private dwellings for every 100 married couples and widowed persons in the Commonwealth at the 30th June, 1933, as compared with 95 dwellings in the year 1921.

It may be assumed that, owing to the general financial depression and the high-rate of unemployment during the years immediately preceding the Census, a greater proportion of families were sharing houses at the 1933 Census than would be the case in normal times, but this influence would be counteracted to some extent by the fact that many of these families were recorded as separate units at the Census, and consequently that part of the house occupied by each family unit was regarded for Census purposes as a separate dwelling and counted as a flat.

Since the 1921 Census there has been a decrease of 24 per cent. in the number of boarding-houses in the Commonwealth. This reduction may be partly due to the financial depression and also to the fact that at the 1933 Census the designation of a boarding-house was definitely restricted to dwellings which were described as boarding-houses in which there were three or more boarders and where there was no evidence that the head of the household had any other occupation and source of income.

The number of hotels also decreased since the previous Census, showing a decline of 17 per cent. for the Commonwealth. The percentage decrease in the several States was as follows:- New South Wales 20 per cent; Victoria 20 per cent; Queensland 11 per cent; South Australia 3 per cent; Western Australia 29 per cent. and Tasmania 11 per cent. At the 30th June 1933 there were 6,598 hotels in Australia, equivalent to 1.0 per thousand of population. The corresponding number per thousand of population in the several States was as follows:- New South Wales 0.8; Victoria 1.0; Queensland 1.4; South Australia 1.0; Western Australia 1.0; and Tasmania 1.3.

As would be anticipated, owing to the large number of persons travelling the roads in search of employment at the time of the Census, the number of groups camping out in the open on Census night was greater than formerly and totalled 9,381 as compared with 5,221 at the previous Census.

Owing to the rapidly increasing number of tenements and flats the particulars shown in the majority of the following tables in the Bulletin have been tabulated separately for Private Houses and for Tenements and Flats.

/MATERIALS OF OUTER WALLS:

MATERIALS OF OUTER WALLS. Particulars concerning the materials of which the outer walls were built were supplied for 1,429,868 of the 1,434,519 private houses in Australia, and of these 54.0 per cent. were of wood; 29.2 per cent. brick; 5.3 per cent. stone; 5.0 per cent. iron; 2.6 per cent. were made of canvas etc.; 1.6 per cent. fibro-cement; 1.1 per cent. concrete; and 1.2 per cent. of other materials.

In the metropolitan areas 53.2 per cent. of the private houses had walls of brick and 39.8 per cent. of wood. In the provincial sections the conditions were reversed, 67.7 per cent. being of wood and 17.5 per cent. of brick; whilst in the rural areas 65.6 per cent. were built of wood and only 5.3 per cent. brick.

The percentages of dwellings with walls of wood, brick and stone vary to a considerable extent in the several States. In New South Wales 45 per cent. had walls of wood and was only slightly in excess of the 42 per cent. built of brick. In Victoria 68 per cent. had wooden walls but this percentage was nearly three times that of 25 per cent. for brick dwellings. In Queensland, however, 84 per cent. were built of wood and only 1 per cent. were brick, whilst 10 per cent. were made of iron. Stone houses predominated in South Australia and represented 43 per cent. of the total; 36 per cent. being brick and only 7 per cent. wood. In Western Australia 40 per cent. had wooden walls, 32 per cent. brick and 11 per cent. iron. In Tasmania 76 per cent. were built of wood and 18 per cent. of brick.

Since the 1921 Census for every 100 brick dwellings erected in the Commonwealth there were 106 wooden dwellings erected also, as compared with 150 wooden dwellings during the previous intercensal period from 1911 to 1921. The number of wooden dwellings erected in Australia since the 1921 Census was very great and slightly in excess of the number of brick dwellings built during the same period, but the above figures, nevertheless, show a definite trend towards brick buildings. Since the 1921 Census 163,266 brick dwellings were erected in the Commonwealth, representing an increase of 54 per cent. More than half this number were erected in New South Wales, and the percentage of increase in South Australia and Western Australia was also above the Commonwealth average. The great majority of the brick dwellings in all States were erected in the metropolitan areas.

Wooden dwellings increased by 172,496 or 28 per cent.; a little more than half of these being built in the metropolitan areas. About two-fifths of the increase in these dwellings were in Victoria and one-fouth in Queensland. The increase in Western Australia was also higher than that for the Commonwealth.

Fibro-cement dwellings increased in number by 19,433, or at the high rate of 456 per cent.; about three-fourths of this number being outside the metropolitan areas. Two-thirds of the total increase were in New South Wales and the percentage increase in both Queensland and Western Australia was above the Commonwealth average.

Iron houses increased by 28,422, or 65 per cent., 1,065 of these being erected in the metropolitan areas and 27,357 outside. About one-third of this increase was recorded in New South Wales and one-third in Queensland; the percentage increase in Victoria also being above the Commonwealth average.

Concrete houses increased by 9,964, or 132 per cent.; about one-half being erected in New South Wales and one-fourth in Victoria. South Australia and Tasmania were much below the average percentage increase for the Commonwealth.

Dwellings in tents increased in number by 9,005, or 31 per cent. As would be anticipated, owing to the provision of relief works for a large number of unemployed, 98 per cent. of these canvas structures were located outside the metropolitan areas.

/Of the 74,122

Of the 74,122 tenements and flats in Australia for which particulars as to walls were stated 70.1 per cent. were built of brick; 20.4 per cent. wood; 5.6 per cent. stone; and 3.9 per cent. of other materials.

NUMBER OF ROOMS: For Census purposes, the kitchen and any enclosed sleep-out, or portion of a verandah that was permanently enclosed were included in the number of rooms in the dwelling, but the bathroom, pantry, or store, were not included unless generally used for sleeping. The average number of rooms per private house in Australia at the 30th June, 1933 was 5.07 and was slightly higher than that of 4.99 rooms at the previous Census. The average per private house in the metropolitan areas increased from 5.24 to 5.39 rooms; in the provincial sections the average scarcely altered, being 5.11 as compared with 5.13; and in the rural areas the average of 4.67 rooms per house was exactly the same as at the 1921 Census.

As at the previous Census, Victoria, with an average of 5.28 had the greatest number of rooms per house, followed by South Australia 5.18; Tasmania 5.08; New South Wales 5.04; Queensland 5.01; and Western Australia with 4.44 rooms per house. During the intercensal period the increases in the average number of rooms per house in the several States were as follows, viz:- South Australia 0.23 rooms; Western Australia 0.20; Tasmania 0.20; Victoria 0.12; Queensland 0.05, and New South Wales 0.03 rooms.

The average number of rooms for all tenements and flats was considerably less than that for private houses, and showed a substantial decline from 3.77 to 3.36 rooms, indicating a tendency towards even smaller flats. The reduction in the size of tenements and flats occurred throughout all divisions; the average for the metropolitan areas falling from 3.74 to 3.46 rooms; but in the provincial sections there was a greater decrease from 3.87 to 2.90 rooms; and in the rural areas the decline was even greater from an average of 3.85 to 2.72 rooms. During the intercensal period many of the larger private houses have been converted into flats, either temporarily merely by allocation of rooms owing to the depression, or permanently into flats by structural changes, and these contain less rooms than the flats in use in the year 1921. For private houses, however, as previously indicated, the figures show a slight increase in the average number of rooms per dwelling.

Of the 1,421,810 private houses for which particulars concerning rooms were stated at the 1933 Census 4.0 (3.9) per cent. consisted of one room only; 3.0 (3.4) per cent. of 2 rooms; 5.3 (6.9) per cent. of 3 rooms; 21.6 (24.1) per cent. of 4 rooms; 29.8 (29.1) per cent. of 5 rooms; 21.4 (18.1) per cent. of 6 rooms; 8.6 (7.6) per cent. of 7 rooms; 3.4 (3.6) per cent. of 8 rooms; and 2.9 (3.3) per cent. of more than 8 rooms. The corresponding figures for the 1921 Census are shown in parentheses.

It will be seen that an increase has occurred in the percentage of houses of one, five, six and seven rooms; the greatest increases being recorded for those of six and seven rooms. There has been a decrease in the proportion of houses of two, three, four and eight rooms and over; the greatest reduction being shown for those of three rooms.

At the 30th June 1933 the percentage of houses having only one room was less than at the 1921 Census in all States other than New South Wales and Victoria where the increase was due to the number of tents erected in relief-work camps for the unemployed. Similarly the proportion of two-roomed houses was less in all States excepting New South Wales, and that for houses of three and four rooms was less in all States. On the other hand, houses of five rooms represented a greater proportion of the total in all States excepting New South Wales and Queensland, whilst there was also an increased proportion of houses of six and seven rooms in all States. The general tendency throughout

/the Commonwealth

the Commonwealth, therefore, since the 1921 Census has been to erect more houses of five, six or seven rooms and less houses of two, three or four rooms.

At the 1933 Census 81.4 per cent. of the private houses in Australia comprised 4, 5, 6, or 7 rooms as compared with 78.9 per cent. at the previous Census. During the intercensal period, nine-tenths of the new houses erected in the Commonwealth consisted of 4, 5, 6, or 7 rooms. The greatest percentage increase was shown for private houses of 6 rooms, 58.6 per cent; followed by those of 7 rooms, 51.1 per cent.; 5 rooms, 37.0 per cent.; and 8 rooms, 29.9 per cent.

Two-thirds of the tenements and flats in the Commonwealth consisted of 2, 3, or 4 rooms, and six-sevenths of the increase in the number of these dwellings during the intercensal period consisted of from 2 to 4 rooms; the greatest proportional increase being for those of 2, 3, and 4 rooms in that order. Flats of 6 rooms show a comparatively small increase in number, whilst those with more than 6 rooms have actually decreased in number by 39 per cent. Here again, as in the case of the larger private houses, there is evidence of subdivision into flats of smaller size.

NUMBER OF INMATES: The percentage increase in the number of dwellings in Australia since the 1921 Census has been much greater than the rate of increase of the population, consequently the average number of inmates per dwelling has decreased. The average per private house in the Commonwealth decreased from 4.44 inmates per dwelling at the previous Census to 4.15 at the 30th June, 1933, and this reduction has been fairly general throughout the metropolitan, provincial and urban divisions.

The average number of inmates per house was largest in Tasmania 4.27; followed by New South Wales 4.24; Queensland 4.18; Victoria 4.07; South Australia 4.06 and Western Australia 3.95 persons. The reduction in the average number of inmates per house in the Commonwealth during the intercensal period was 0.29 persons per dwelling, or 6.5 per cent. South Australia had the greatest decrease with 0.33 persons and Western Australia the smallest with 0.14 persons per dwelling.

The average number of rooms per private house was slightly higher than at the previous Census and, by taking both the abovementioned factors into consideration, it is found that the average number of inmates per room for all private houses in Australia has decreased from 0.89 to 0.82 persons per room. The largest reduction has occurred in the metropolitan areas where the average per room was 0.77 at the 1933 Census, as compared with 0.86 at the 1921 Census. The average in the provincial areas decreased from 0.87 to 0.81 persons per room, and, in accordance with previous experience, the average number of 0.89 persons per room in the rural areas, although showing a decrease from the previous Census, was greater than that in the other divisions. As at the 1921 Census, Western Australia had the highest average with 0.90 persons per room, followed by New South Wales 0.84; Queensland 0.84; Tasmania 0.84; South Australia 0.78; and Victoria 0.77 persons per room. During the intercensal period the greatest decrease in the average number of inmates per room occurred in South Australia, Victoria and Tasmania in that order.

The average number of inmates per room in tenements or flats in the several States of the Commonwealth was as follows:- Western Australia 0.97; Tasmania 0.93; Queensland 0.91; South Australia 0.88; New South Wales 0.81; and Victoria 0.78 persons per room. In all States, excepting New South Wales, the average number of inmates per room in tenements or flats was higher than that for private houses. This was the same position as at the 1921 Census.

There has been a reduction also in the average number of inmates per room in tenements and flats from 0.91 to 0.82 which is

/exactly the same

exactly the same number of inmates per room as the average for all private houses in the Commonwealth. This decrease is mainly in the metropolitan areas where the average number per room was 0.79 as compared with 0.88 at the previous Census. In the provincial areas there was a slight increase from 0.97 to 0.99 but in the rural areas there was an even greater increase from 1.03 to 1.09 persons per room.

It would appear from the above figures that some improvement has taken place since the previous Census in the housing conditions in all States of the Commonwealth in so far as the average number of inmates per room is concerned. It is of interest to note also that the corresponding average number of persons per room in England and Wales decreased somewhat similarly from 0.91 to 0.83 during the intercensal period from 1921 to 1931.

In connection with this evidence of the smaller average number of inmates per dwelling, it is interesting to review some of the factors which affect the increase in the number and size of private families. During the intercensal period the very considerable reduction in the birth-rate has resulted in a reduction in the average number of persons per family. Marriage increases the number of family units and although the marriage rate during the intercensal period shows a certain decline, yet the considerable number of marriages which have taken place since the 1921 Census have increased the number of families. The great increase in the number of old-age pensioners, many of whom would be maintaining their own separate homes, would also tend to increase the number of separate family units of less than the average size. All these factors would tend to reduce the average size of the family unit and, consequently, the average number of inmates per dwelling.

There is little doubt that the greater numbers of the people are adequately provided with housing space of a reasonable quality, but before any conclusions of real importance can be drawn from the results of the Census it will be necessary to investigate in greater detail the conditions of the less favoured sections of the community to ascertain what changes are in progress among them. Later, the conditions, so far as they can be translated from the Census schedules, will be examined according to local government areas, and parts of such areas can be analysed if desired.

An interesting comparison is that relating to the average number of male and female breadwinners in each occupied dwelling at the 30th June 1933 and at the previous 1921 Census. The average number of breadwinners in each occupied dwelling in Australia at the 30th June 1933, was as follows:- Males, 1.53; females, 0.51; total breadwinners, 2.04; as compared with 1.63; 0.40; and 2.03 respectively per dwelling at the previous Census. This shows very little change in the average number of breadwinners per dwelling in the Commonwealth. During the intercensal period the average number of male breadwinners per occupied dwelling decreased by 6 per cent., but female breadwinners per dwelling increased by 28 per cent. The greatest number of breadwinners per dwelling is shown in Queensland 2.13; followed by Victoria 2.08; Western Australia 2.06; New South Wales 2.01; South Australia 1.97; and Tasmania 1.95. The greatest number of male breadwinners per dwelling was recorded in Queensland 1.67; and the most female breadwinners per dwelling in Victoria, 0.59. Since the 1921 Census there has been a decrease in every State in the average number of male breadwinners per dwelling and an increase in every State in the average number of female breadwinners per dwelling; the net result showing a decrease in the total number of breadwinners per dwelling in New South Wales and Queensland, and an increased number in Victoria, South Australia, Western Australia and Tasmania.

PERSONS SLEEPING OUT: The 1933 Census was the first occasion on which this question was included on the Census Schedule. Considerable difficulty had been met with previously when comparing the housing statistics of the several States of the Commonwealth, owing to the circumstance that the average number of inmates per room is not a reliable basis of comparison of the housing conditions between States, because

/of the wide

of the wide divergence between the number of persons who sleep out on verandahs, etc., in the northern and southern sections of Australia.

The Census results for the Commonwealth show that 4.5 per cent. of the occupants of private houses and 3.8 per cent. of the occupants of flats regularly sleep out on unenclosed verandahs, etc. In the provincial areas 5.3 per cent. of the population occupy permanently enclosed sleep-outs; 5.0 per cent. in the rural areas, and 3.7 per cent. in the metropolitan areas. These figures do not include those occupying permanently enclosed sleep-outs who are regarded for Census purposes as inmates of rooms. The average number of occupants of flats who sleep out is less than that for private houses, and is probably due to the smaller average number of inmates per flat.

As would be anticipated owing to climatic conditions, the largest percentage of occupants who sleep out on unenclosed verandahs was recorded in the State of Queensland, 7.6 per cent.; followed by Western Australia, 7.0 per cent.; New South Wales, 4.9 per cent.; Victoria 2.7 per cent.; South Australia, 2.5 per cent. and Tasmania 1.8 per cent.

NATURE OF OCCUPANCY: At the 1921 Census the nature of occupancy of private houses was not tabulated separately from tenements and flats. At the 1933 Census, however, it was ascertained that 42.8 per cent. of the private houses in Australia for which particulars were supplied were occupied by owners; 13.5 per cent. by purchasers by instalments; 39.1 per cent. by tenants, and 4.6 per cent. by others. In Queensland 50.2 per cent. of the houses were occupied by owners. This was the highest percentage of ownership in any State in the Commonwealth and was followed by Western Australia 47.3; South Australia 43.9; Tasmania 42.8; Victoria 41.9 and New South Wales 39.7 per cent.

If the percentage purchasing their homes by instalments is added to the above figures the order is as follows:- Queensland, 63.9 per cent. owners or acquiring ownership; Western Australia, 61.8 per cent.; South Australia, 59.1 per cent.; Victoria, 57.4 per cent.; New South Wales, 51.5 per cent., and Tasmania 51.2 per cent. Conversely, the percentage of tenanted houses was highest in New South Wales, 43.9 per cent.; followed by Tasmania, 42.6 per cent.; Victoria, 38.7 per cent.; South Australia, 36.8 per cent.; Western Australia, 33.3 per cent., and Queensland, 30.3 per cent.

In the metropolitan areas 51.4 per cent. of the occupants of private houses were owners or purchasers by instalments, as compared with 54.4 per cent. in the provincial areas, and 63.2 per cent. in the rural areas. In the latter areas, however, the ownership of the house is associated with the ownership of the land acquired as a means of livelihood.

91.3 per cent. of the tenements and flats in the Commonwealth were occupied by tenants. The figures for all private dwellings, including tenements and flats show that at the 1933 Census 53.8 per cent. of the dwellings were occupied by owners or were in process of purchase by instalments, and 41.7 per cent. were occupied by tenants, as compared with 53.7 per cent.; and 41.7 per cent. respectively at the 1921 Census, showing practically no alteration during the intercensal period. In view of the large increase since the 1921 Census in the number of dwellings in the Commonwealth, this position, after the lengthy period of financial stress and unemployment, may be regarded as an indication that the legislative relief granted to purchasers of homes has achieved satisfactory results.

RENT PER WEEK: The information which has been tabulated concerning rents is restricted to the actual rent paid per week for unfurnished private dwellings occupied by tenants. The particulars required concerning rent were supplied for 89 per cent. of the 549,275 private houses and for 91 per cent. of the 66,137 tenements and flats in Australia. For 15.5 per cent. of the private houses the rent was less than 10/- per week; for 49.8 per cent., between 10/- and £1 per week; 27.4 per cent. between £1 and £1.10.0 per week; and for 7.3 per cent.

/over £1.10.0

over £1.10.0 per week. Three-fourths of the houses with rents of less than 10/- per week were located outside the metropolitan areas.

The average rent was 17/- per week for unfurnished private houses throughout the Commonwealth; 19/7 per week in the metropolitan areas; 15/9 in the provincial sections, and 11/2 in the rural areas. The average rent per week in the several States was as follows viz:- New South Wales, 18/1; Victoria, 17/6; Queensland, 15/7; South Australia, 13/10; Western Australia, 15/7; and Tasmania 13/11 per week. New South Wales and Victoria were above and the other four States below, the average for Australia.

The average rent for unfurnished tenements and flats in the metropolitan areas was 23/6 per week, or approximately 20 per cent. more than that paid for private houses in the same areas, notwithstanding that private houses in the metropolitan areas contain 50 per cent. more rooms than flats. In the provincial and rural areas, however, the rent of tenements and flats was approximately 15 per cent. and 11 per cent. respectively less than for private houses. For 16.9 per cent. of the tenements and flats a rent of less than 10/- per week was paid, and this percentage was slightly greater than for private houses; the 33.8 per cent. between 10/- and £1 per week was only two-thirds the proportion of private houses in this group; the percentage of 26.5 between £1 and £1.10.0 per week was practically similar for private houses and flats; but the 22.8 per cent. of tenements and flats with rent exceeding £1.10.0 per week was three times the percentage of private houses in this rental group.

The average rent per week for unfurnished tenements and flats in the several States was as follows, viz:- New South Wales, 23/9; Victoria, 22/3; Queensland, 16/8; South Australia, 13/7; Western Australia, 17/5; and Tasmania, 13/3. New South Wales and Victoria had rents above; and the other four States below, the average for the Commonwealth.

A comparison of the average rents at the 1933 Census with those at the previous Census is possible for all private dwellings only and not for private houses separately from tenements and flats, which were not tabulated separately at the 1921 Census. The average rent of 17/6 per week for all private dwellings comprising private houses, tenements and flats in the Commonwealth was 6 per cent. higher than that at the 1921 Census. The average of 20/2 for the metropolitan areas at the 30th June, 1933, was 2.4 per cent. lower than for the previous Census; the average of 15/7 in the provincial areas, however, was 11 per cent. higher; and the average of 11/2 in the rural areas was also 13 per cent. higher than at the previous Census.

During the intercensal period particulars are collected regularly by the Commonwealth Statistician from house agents in certain cities and towns throughout the Commonwealth showing the rents as at the middle of each quarter. A comparison of these figures for the first quarter of the year 1921 with the second quarter of 1933 shows approximately the same change in average rents as was obtained from the Census figures. They also show that the peak period of high rents during the intercensal period occurred in the first quarter of the year 1928 when the average for the metropolitan areas of Australia was 21 per cent. higher than for the year 1921, but since that peak year the average has fallen by 20 per cent. to the 1933 figure.

Since the 1921 Census, the private dwellings in Australia in the under 10/- per week rental group decreased in number by 7 per cent.; those between 10/- and £1 increased by 31 per cent.; between £1.0.0 and £1.10.0 increased by 74 per cent.; between £1.10.0 and £2.0.0 increased by 45 per cent; between £2.0.0 and £2.10.0 increased by 14 per cent.; and those over £2.10.0 per week decreased by 11 per cent. The increases in rent generally correspond to the proportional increases in dwellings of different sizes, from 3 to 8 rooms; the great increase of dwellings in the £1.0.0. to £1.10.0 rental group corresponding to the outstanding increase in dwellings of 6 rooms.

/In the metropolitan

In the metropolitan areas 15 per cent. of the total private dwellings were tenements and flats and the percentage of the total number of private dwellings in the several rental groups which consisted of tenements and flats was as follows, viz:- Under 10/- per week 29 per cent.; between 10/- and £1.0.0, 10 per cent.; between £1.0.0 and £1.10.0, 13 per cent.; between £1.10.0 and £2.0.0, 26 per cent.; between £2.0.0 and £2.10.0, 36 per cent.; and in the over £2.10.0 per week rental group 47 per cent. were tenements and flats.

The average rent of 21/6 per week for private dwellings in the Federal Capital Territory was much higher than the average rent in any of the States, of which New South Wales had the highest average with 18/10 per week, followed by Victoria 18/- per week, Western Australia 15/9 per week, Queensland 15/8 per week, Tasmania 13/10 per week and South Australia 13/9 per week. The average rent in the Northern Territory was 12/6 per week.

PRIVATE DWELLINGS OF 3 TO 6 ROOMS: A special inquiry has been made concerning private houses of 3 to 6 rooms with walls of wood, or of brick or stone, as a more satisfactory average of predominant rents paid by wage earners can be obtained by restricting the analysis to this group. As previously indicated, 78.1 per cent. of the private houses in Australia consisted of 3 to 6 rooms.

Since the 1921 Census the number of houses of 3 to 6 rooms in Australia has increased by 34 per cent. to a total of 1,108,594. Particulars as to rent are summarized for 440,560 houses of this number with walls of wood, brick or stone which were occupied by tenants; 46 per cent. had walls of brick or stone, and 54 per cent. of wood; being the same distribution as at the previous Census and showing no proportional increase in the number of brick houses in the rented group during the intercensal period.

At the 1933 Census there was a smaller proportion of rented houses of 3 and 4 rooms and an increased proportion of those of 5 and 6 rooms, for both wooden houses and brick houses. The relative increases for rented houses of 3, 4, 5, and 6 rooms during the intercensal period were 2, 28, 43 and 60 per cent. respectively. The proportional increase of houses of 5 and 6 rooms was even higher in the metropolitan areas. The average rent of 18/5 per week for all private houses, 3 to 6 rooms, of wood, brick or stone in the metropolitan areas at the 1933 Census was practically the same as at the previous Census.

In the provincial sections the average rent of 15/7 per week was much higher than at the previous Census and the increase is found for all houses of 3, 4, 5 or 6 rooms whether of wood, brick or stone. In the rural areas also the average rent of 11/6 was much higher than that at the 1921 Census, and an increase is found in all types of houses included in this group.

Since the last Census there have been increases in the rent of 3 to 6 roomed houses of wood, brick or stone in the main divisions of all the States excepting the metropolitan area of South Australia. The largest increases were recorded in the provincial areas of Tasmania, Victoria, Queensland and Western Australia, in the metropolitan area of Tasmania and in the rural areas of Victoria and Queensland.

An interesting comparison with respect to the rent of private houses is that based on the average weekly rent per room. At the 1933 Census the average rent per room for wooden houses in the metropolitan areas of Australia was 3/5 per week, and showed little alteration from the average of 3/6 per week at the 1921 Census. Similarly, the average of 4/1 per room for brick houses in the metropolitan areas was practically the same as at the previous Census.

/In the urban

In the urban provincial sections, however, the average rent of 3/1 per room for wooden houses was higher than the 1921 Census figure of 2/8 per week, and the rent of 3/6 per week for brick houses was also higher in comparison with the previous figure of 3/1 per week. The average rent per room in the rural areas also showed increases from 2/1 to 2/6 per week for wooden houses, and from 2/3 to 2/7 per week for those of brick. With the exception of brick houses in the metropolitan areas, the average rent per room for houses of 3 rooms was generally higher than for houses of 4, 5 or 6 rooms. The increase since the 1921 Census in the rent per room was somewhat similar for all houses of 3 to 6 rooms in the provincial and rural sections of the Commonwealth.

During the intercensal period there was an increase in the average rent per room for houses of 3 to 6 rooms with walls of wood or brick in all States excepting South Australia. The average rent per room for wooden houses was highest in Victoria 3/3; followed by Queensland 3/1; New South Wales 2/11, Western Australia 2/11; Tasmania 2/8 and South Australia 2/2 per week. On the other hand, the average rent per room for brick houses was highest in New South Wales and Western Australia with 4/2 per week; Victoria 4/-; Tasmania 3/9; Queensland 3/5, and South Australia 2/11 per week.

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